

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

735/18 ALBERT STREET FOOTSCRAY VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

921/18 ALBERT STREET FOOTSCRAY VIC 3011	\$450,000	20-Jan-26
1030/18 ALBERT STREET FOOTSCRAY VIC 3011	\$475,000	14-Mar-26
707/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$460,000	22-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 June 2026



921/18 ALBERT STREET FOOTSCRAY VIC 3011

Sold Price **\$450,000** Sold Date **20-Jan-26**

2 2 1

Distance **0km**



1030/18 ALBERT STREET FOOTSCRAY VIC 3011

Sold Price ^{RS} **\$475,000** Sold Date **14-Mar-26**

2 1 1

Distance **0km**



926/18 ALBERT STREET FOOTSCRAY VIC 3011

Sold Price ^{RS} **\$485,000** Sold Date **15-May-26**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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